

Environmental Condition of Property (ECP) Checklist

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Title:	Lease McAllister Point landfill for Solar Photovoltaic Array
Installation:	Naval Station Newport Rhode Island
Parcel/Site Location and Description:	<p>NAVSTA Newport is located approximately 60 miles southwest of Boston, Massachusetts, and 25 miles south of Providence, Rhode Island. This naval facility consists of approximately 1,000 acres located on the western shore of Aquidneck Island, adjacent to Narragansett Bay, in the towns of Portsmouth and Middletown, and in the city of Newport, Rhode Island. Training and research and development have been the primary activities at NAVSTA Newport from 1974 to present. Land use surrounding the base is residential, commercial, and industrial. McAllister Point Landfill (Site 1) occupies approximately 11.5 acres and is located in the central portion of the facility.</p> <p>NAVSTA Newport was placed on the National Priorities List (NPL) in 1989. Site 1 was one of the operable units identified as part of the NPL designation (OU1). Multiple investigations have been performed at OU1, including a remedial investigation (1992), additional groundwater investigation and Human Health Risk Assessment (1994), a Marine Ecological Risk Assessment (1997), and the Management of Migration Feasibility Study (FS) report (1999). The final remedy for OU1 was a presumptive remedy (Resource Conservation and Recovery Act [RCRA] C-Type cap) selected prior to completion of the other investigations. This is documented in the OU1 ROD, which was signed by the Navy and the EPA Region I in September 1993. A separate ROD was subsequently completed for the Management of Migration as OU4 (2000).</p> <p>The remedy for OU 1 included a multi-media, low permeability cap, installed to cover the landfill. The remedy for OU 4 included the dredging of contaminated sediment and debris from nearshore and offshore areas. These remedies require long term monitoring. Long-Term Monitoring (LTM) at the site includes sampling of groundwater, landfill gas, sediment, porewater, toxicity, and biota. LTM activities indicate that groundwater contaminant concentrations are stable or decreasing, marine sediment data indicate acceptable conditions, and landfill gas concentrations are low or non-detected. These data indicate that migration of contaminants to downgradient marine sediment and porewater does not appear to be occurring.</p>
Proposed Real Estate Action Description:	Lease land to commercial power utility under a Power Purchase Agreement.
Site Summary Information	
<p>Part 1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions is provided for each environmental condition.</p>	
A. Parcel/Site Uses:	
Prior Uses:	The McAllister Point Landfill at NAVSTA Newport was operated as a sanitary landfill over a 20-year period. From 1955 until the mid-1970's the site accepted all the wastes generated at the Naval facility, including waste from all operational areas (machine shops, ship repair, etc.), Navy housing areas (domestic refuse), and the 55 ships home-ported at Newport prior to 1973 (approximately 14 40-cubic yard containers daily). The materials disposed of at the landfill reportedly included spent acids, paints, solvents, waste oils (diesel, lubrication, and fuel), polychlorinated biphenyl (PCB)-contaminated transformer oil, domestic refuse, and construction debris.
Current Uses:	none
Future Uses:	Solar Photovoltaic
B. Contaminants:	
	Yes
	Soils: Volatile organic compounds (VOCs), base neutral acid extractable organic compounds (BNAs) (including Poly-nuclear aromatic hydrocarbons (PAHs)), pesticides,

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If yes, identify contaminant & media:

PCBs, and inorganics were all detected in on-site soils. The major areas of the site where contaminants were detected in the soil at elevated levels include the following:

Northern area - Carcinogenic PAHs;

North-central area - BNAs, carcinogenic PAHs, and inorganics;

Central landfill area - VOCs, BNAs, PCBs and inorganics;

South of access road - BNAs, carcinogenic PAHs, and inorganics; and

Shoreline - BNAs, carcinogenic PAHs, and inorganics.

Water: Northern area - inorganics;

North-central area - inorganics;

Central landfill area - VOCs, and inorganics; and

South of access road - VOCs, PCBs, and inorganics.

Source of information:

Administrative record at <http://go.usa.gov/DyNw> or https://www.navfac.navy.mil/products_and_services/ev/products_and_services/env_restoration/installation_map/navfac_atlantic/midlant/newport.html

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: Unknown

Hazardous Materials Storage: Unknown

Type of HM:

Type of Use and/or Storage:

Source of information:

No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: Yes

Source of information:

Administrative record at <http://go.usa.gov/DyNw>

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: No

UST No.

Gals.

Source of information:

No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: No

AST No.

Gals.

Source of information:

No records could be found.

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Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): Yes

Source of information: Administrative record at <http://go.usa.gov/DyNw>

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: Unknown

If yes:

Source of information: No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: Unknown

Source of information: No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: Unknown

Source of information: No building on site to test indoor air for radon.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: Unknown

Source of information: No records could be found.

Restrictions or Land Use Controls: No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: Yes

Source of information: Administrative record at <http://go.usa.gov/DyNw>

Restrictions or Land Use Controls: Yes

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: Unknown

Source of information: No records could be found.

Restrictions or Land Use Controls: No

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If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species:

Yes

Source of information:

Threatened NLEB- Not likely to affect.
Integrated Natural Resource Mgmt Plan / Natural Resource Manager

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources:

No

Source of information:

Integrated Natural Resource Mgmt Plan / Natural Resource Manager and Integrated Cultural Resource Mgmt Plan / Cultural Resource Manager

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:

Current Use:

Defense Highway and Undeveloped Open Space

Past Use:

Defense Highway and Undeveloped Open Space

Source of information:

Aerial Maps.

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation?

No

If yes, please explain:

Source of information:

No records of receiving a Notice of Violation for McAllister Point Landfill.

Restrictions or Land Use Controls:

No

If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

None

Source of information:

Restrictions or Land Use Controls:

If yes, please identify and explain in detail in Section 2 below.

Part 2. List of Restrictions or Land Use Controls (if any) required for Real Estate Action:

McAllister Point Landfill is a Navy Installation Restoration (IR) site. Restrictions are described in the following documents and references:

- (1) Any structures with their associated foundations, piping, wiring, utilities, etc. shall be constructed above the landfill cap with no intrusions into the existing cap;
- (2) A Health and Safety Plan (HASP) is required and workers disturbing soil must possess the 40 hour uncontrolled hazardous waste site training under 29 CFR 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER);
- (3) due to the design/construction of the existing landfill cap, large and/or heavy vehicles, as well as any structures that place a large load onto the cap, will not be allowed on site;

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- (4) as part of the landfill cap remedial design, there are existing gas vents and monitoring wells with risers, settlement platforms, and ground shot locations that cannot be disturbed or covered;
- (5) vehicle access to remedial components, like those in Item 4 above, must be maintained at all times for O & M requirements;
- (6) use of pesticides at this site is also prohibited;
- (7) Site 1 Land Use Control (LUC) Remedial Design (RD) for McAllister Point Landfill Operable Unit 1 of February 2012, as amended;
- (8) Soil Management plan for Naval Station Newport, Newport RI dated June 3, 2010 as amended;
- (9) local instruction NAVSTANPTINST 5090.15C entitled, "Land Use Restrictions for Installation Restoration (IR) Sites and Other Contaminated Properties; as amended;
- (10) the Federal Facilities Agreement of 1992;
- (11) Rhode Island Coastal Resource Management Council (RICRMC) restrictions specified in their letter of March 24, 2015, including the submission of the design and plans as part of either a federal Consistency Determination for their concurrence or application for an assent;
- (12) design plans & specifications and work plans must be submitted to the Rhode Department of Environmental Management (RIDEM) and U.S. Environmental Protection Agency (USEPA) for their review and approval prior to installation/construction to demonstrate compliance with the restrictions specified in their letters of July 9, 2015 (RIDEM), July 6, 2015 (USEPA), and October 29, 2015 (USEPA).

NOTE: ITEMS 1 and 4 REFERENCED ABOVE CAN BE FOUND IN THE NAVSTA NEWPORT ADMINISTRATIVE RECORD (https://www.navfac.navy.mil/products_and_services/ev/products_and_services/env_restoration/installation_map/navfac_atlantic/midlant/newport.html).

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3. Signature:

Based on the records reviews, site inspections, and interviews conducted for the proposed real estate action, the environmental conditions of the property are as stated in this document and this property is suitable for outgrant or transfer with the inclusion of the restrictions or Land Use Controls (if any) identified above.

ECP Checklist Preparer:

[Redacted] b(6)

Print Name

November 16, 2015

Date

PWD Environmental:

[Redacted]

Signature

b(6)

Environmental Director

Title

[Redacted] b(6)

Print Name

November 16, 2015

Date

Environmental Professional (EBL(EV3)):

[Redacted]

Signature

b(6)

NAVFAC Midlant ER Mgr

Title

[Redacted] b(6)

Print Name

Dec 9, 2015

Date

Property Owner (Activity or Region):

The property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the restrictions or Land Use Controls (if any) that will be required for this real estate outgrant.

[Redacted]

Signature

b(6)

Commanding Officer

Title

[Redacted] b(6)

Print Name

Date

Real Estate Professional:

The real estate professional(s) acknowledge these restrictions or Land Use Controls (if any) identified above and will ensure they are made apart of the outgrant document.

[Redacted]

Signature

b(6)

Realty Specialist

Title

[Redacted] b(6)

Print Name

Oct 6, 2016

Date

Exp.
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